

June 2023

All Home Types
Detached
Attached

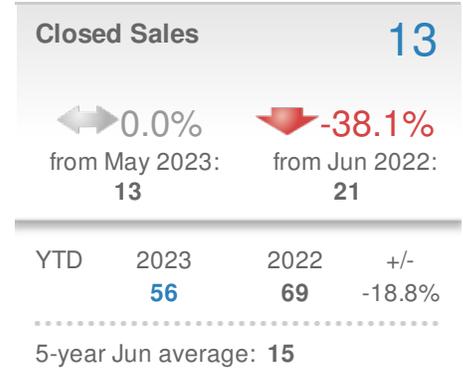
Local Market Insight

Twin Valley (Berks, PA)

June 2023

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor



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Twin Valley (Berks, PA) - Detached

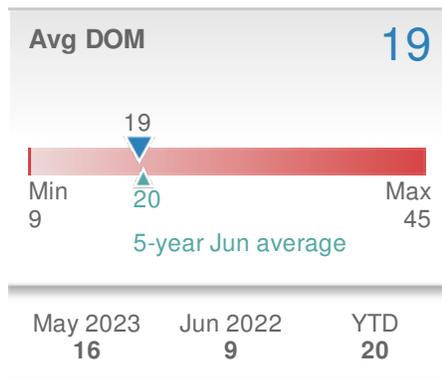
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for June was \$500,000, representing an increase of 7.5% compared to last month and an increase of 44.9% from Jun 2022. The average days on market for units sold in June was 19 days, 4% below the 5-year June average of 20 days. There was no month over month change in new contract activity with 10 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 100% increase in supply to 8 active units.

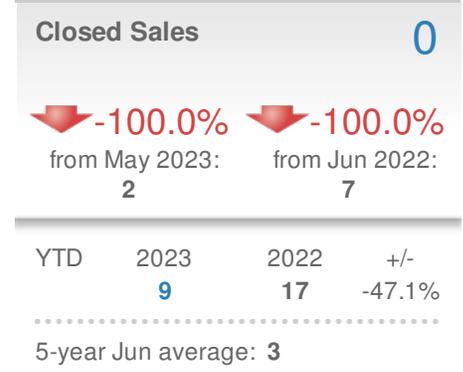
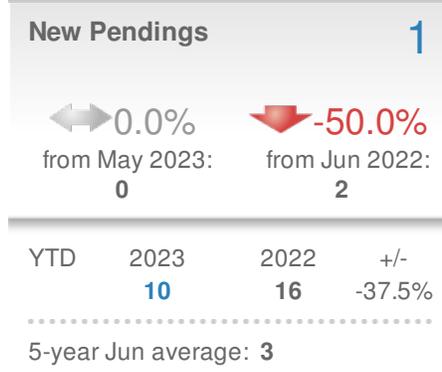
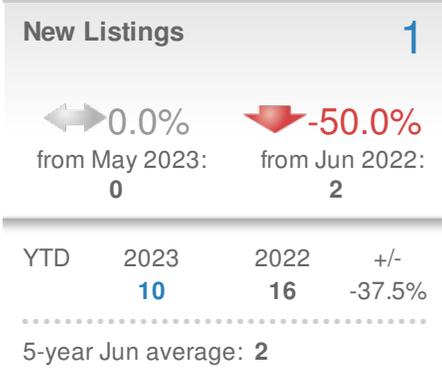
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, down from 4.75 in May and a decrease from 2.88 in June 2022. The Contract Ratio is 23% lower than the 5-year June average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Twin Valley (Berks, PA) - Attached

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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for June was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2022. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 30 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 1; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.00 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

